

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATIONS OF THE
DOWNTOWN WATERFRONT - FANEUIL HALL URBAN
RENEWAL PLAN, PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront - Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 15, 1964, and approved by the City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially or materially alter or change the Plan; and

WHEREAS, the Boston Redevelopment Authority has received a proposal for the redevelopment of Parcels A-1 and D-6 in the above referenced Urban Renewal Area known as the Rows/Fosters Wharf from the Rows Wharf Company with the Beacon Companies as principals, having a local address of One Post Office Square, Boston, Massachusetts, 02110; and

WHEREAS, the Boston Redevelopment Authority has received and has on file a Transient Housing Study, which study, conducted by a competent independent analyst, hereby determines, after examination of the local supply of transient housing, that there exists a need in the area for additional units of transient housing; and

WHEREAS, the proposed redevelopment will necessitate modifications of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan; and

WHEREAS, the Authority has determined that said modifications are minor modifications under Section 1101 of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan.

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That "Map 2: Proposed Land Use Plan" incorporated by reference in Section 501 of Chapter V of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan is hereby amended by expanding Parcel A-1 so as to include therein Parcel D-6 and by changing the configuration of the combined Parcel A-1/D-6 as shown on the attached map.

2. That "Map 2: Proposed Land Use Plan" is hereby amended by changing the use designations for combined Parcel A-1/D-6 from General Business and General Office to "General Office, General Business, Transient Housing, Residential, Marine and Marine Activity".
3. That the requirements for Parcels A-1 and D-6 as set forth in the table entitled "Table of Land Use and Building Requirements" contained in Section 503 of Chapter V of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan are hereby modified by deleting the requirements for Parcels A-1 and D-6 in their entirety and inserting the following requirements in place thereof:

Site Designation	Parcel A-1/D-6
Permitted Uses	General Office General Business Transient Housing Residential Marine Marine Activity
Max. Bldg. Height (in feet)	165'
Max. Floor Area Ratio	4 <u>12</u> /
Min. Parking Spaces	<u>8</u> /
Vehicular Access	----
Arcades or Ground Floor Setbacks	----

12/ For purposes of calculating Floor Area Ratio
the total area of the parcel shall be considered
the parcel area.

4. That the section heading of Chapter II, Section 204, subsection (4) of the Urban Renewal Plan is hereby amended by deleting the reference therein to Parcel "D-6" and inserting in place thereof a reference to Parcel "D-5."
5. That paragraph (b) of said Subsection (4) of Chapter II, Section 204 of the Urban Renewal Plan is hereby amended by deleting the reference therein to Parcel "D-6" and inserting in place thereof a reference to Parcel "D-5."

6. That Map 3: Existing and Proposed Zoning Map incorporated by reference in Section 801 of Chapter VIII of the Downtown Water-front - Faneuil Hall Urban Renewal Plan and submitted therewith as Exhibit C. is hereby amended by changing the zoning designation of the Rows Wharf, Foster's Wharf Area from a B-8 zoning designation to a B-8-U zoning designation as shown on the attached map.
7. That the Boston Redevelopment Authority hereby approves the proposed change to B-8-U and hereby authorizes the Director to petition the Zoning Commission of the City of Boston to establish the B-8-U zone as shown on the attached map.
8. That these modifications are found to be minor modifications which do not substantially or materially alter or change said Plan.
9. That it is hereby found and determined that the minor modifications of the Plan as set forth herein will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
10. That all other provisions of said Plan not inconsistent herewith be and hereby are continued in full force and effect.
11. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1.

4373

MEMORANDUM

NOVEMBER 16, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: MINOR MODIFICATIONS TO THE DOWNTOWN WATERFRONT-
FANEUIL HALL URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-77

Following a public offering soliciting developer proposals for a mixed-use development on Rowes/Fosters Wharves, the Authority voted on May 25, 1983 to tentatively designate Rowes Wharf Company as redeveloper of the site, designated as Parcels A-1 and D-6 in the Downtown Waterfront Urban Renewal Project.

In order to proceed with the proposed development, it will be necessary to make several minor modifications to the Urban Renewal Plan. The proposed changes reflect development controls and requirements established at the public offering to achieve a development most beneficial to the City. The first would change the configuration of the parcel by eliminating a proposed easement through the site. The change in configuration was originally approved by the Authority on February 1, 1979. The urban renewal plan provided for the easement for a future Dorchester Avenue extension along Fort Point Channel. Since the proposed extension is no longer required, it is proposed that the easement be eliminated and that Parcels A-1 and D-6 be combined within the limits of the present Atlantic Avenue alignment as shown on the attached map and as proposed at the public offering.

A further change would permit transient housing, residential, marine and marine activity uses in addition to the general business and general office uses presently permitted on the parcels. The transient housing use was approved by the Authority during past negotiations with the previous developer.

Another modification would affirm that the maximum building height cannot exceed 165 feet. The height limit was agreed upon at the time of the developer's tentative designation by the Authority.

Finally, it is recommended that the proposed zoning for the combined parcel be changed from a B-8 to a B-8-U zoning designation as shown on the attached map. This will avoid the need for variances which would otherwise be necessary in connection with the proposed development.

In the opinion of the General Counsel, such proposed modifications are minor and do not substantially or materially alter or change the plan.

It is, therefore, recommended that the Authority adopt the attached Resolution modifying the Downtown Waterfront-Faneuil Hall Urban Renewal Plan and authorize the Director to proclaim the same.

An appropriate Resolution is attached.

Attachment



PROPOSED LAND USE PLAN

Downtown Waterfront —
Faneuil Hall
Urban Renewal Area
Massachusetts R-77



PROPOSED
ZONING CHANGE
TO B-8-U

Downtown Waterfront -
Faneuil Hall
Urban Renewal Area
Massachusetts R-77
BOSTON, MASSACHUSETTS

